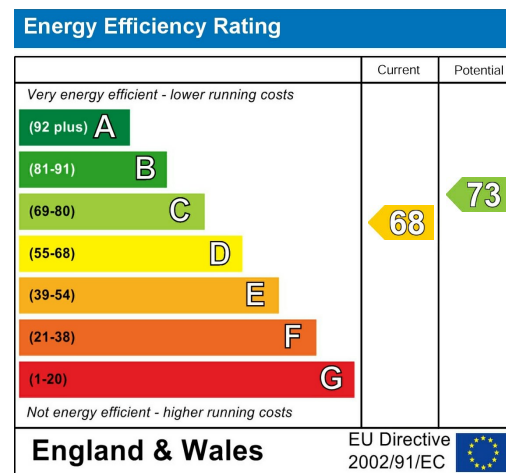




Energy Performance Certificates



Directions

Proceed up Cornwall Road and turn right into Hereford Road. Take a right turning onto Rutland Road where the property is easily found on the right hand side marked by a Hopkinson for sale board.

Council Tax Band C Tenure Leasehold

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



**£295,000**

Flat 7 Branksome Mews, 17 Rutland Road,  
Harrogate, HG1 2PY

2 Bedroom Apartment

**A purpose, built two bedroom ground floor apartment with single garage located in the other popular Duchy area of Harrogate. No chain involved.**



**HOPKINSONS**  
ESTATE AGENTS

16 Princes Street, Harrogate, HG1 1NH  
Telephone: 01423 501 201  
info@hopkinsons.net

## Description

---

With gas central heating and double glazed windows. This easily maintained apartment occupies a premium position in this purpose built development.

The property enjoys a delightful open view across well-maintained gardens and beyond towards Rutland Road.

With no chain involved, the property briefly comprises private reception hall, spacious lounge, useful storage cupboards off the hall. There is a fitted kitchen with four ring gas hob and electric oven beneath. Additionally, there is a Worcester boiler and space for a washing machine.

There are two bedrooms both with fitted wardrobes.

The smaller bedroom has an ensuite shower room which is ideal for guests. Additionally there is a guest cloakroom/shower room.

Directly to the rear of the property there is a single garage with electric light and power.

The property is located in one of Harrogate's most popular and sort after positions. There are pleasant walks, which can be enjoyed around the Duchy and through the Valley gardens into Harrogate where there are shops, bars and restaurants.

Harrogate also offers a good road and rail network, providing the traveller and commuter quick access to Leeds, York and London.

